

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, DECEMBER 13, 2016**

**1:30 P.M.**

**CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, DECEMBER 13, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. SUDIVISION DOCKET 106/16 - Request by 515 TOULOUSE, LLC to re-subdivide Lots 6, 7, 10, 11, 12, 16, A, and B into Lot 6-A, Square 26, in the Second Municipal District, bounded by Toulouse, Chartres, Wilkinson, and Decatur Streets. The municipal addresses are 515-531 TOULOUSE STREET. (PD 1b) (SKK) (DEFERRED FROM THE OCTOBER 25, 2016 CITY PLANNING COMMISSION MEETING)**
  
- 2. ZONING DOCKET 108/16 – Request by THOMAS SCHOENBRUN AND PATRICIA RICHARDSON SCHOENBRUN for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM1 Historic Urban Multi-Family Residential District and an Amendment to Ordinance No. 17,996 MCS (Zoning Docket 113/96) to permit a Principal Bed and Breakfast, on Square 338, Lot J, in the Sixth Municipal District, bounded by Perrier, Milan, Prytania and Marengo Streets. The municipal addresses are 4117-4119 PERRIER STREET. (PD 2) (SL) (DEFERRED FROM THE NOVEMBER 8, 2016 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 112/16** – Request by LIBERTY BANK AND TRUST COMPANY for a Text Amendment to the Comprehensive Zoning Ordinance to change the maximum building height regulation in the C-1 General Commercial District and the C-2 Auto-Oriented Commercial District from “40’ & no more than 3 stories” in both districts to “65’ & no more than 5 stories” in both districts. **(NJ) (DEFERRED FROM THE NOVEMBER 8, 2016 CITY PLANNING COMMISSION MEETING)**
4. **ZONING DOCKET 113/16** – Request by LIBERTY BANK AND TRUST COMPANY for a Text Amendment to the Appendix A of the Comprehensive Zoning Ordinance to specify the “MU-1 Medium Intensity Mixed-Use District” zoning district as consistent with the “Neighborhood Commercial (NC)” Master Plan future land use map designation. **(KB) (DEFERRED FROM THE NOVEMBER 8, 2016 CITY PLANNING COMMISSION MEETING)**

**B. NEW BUSINESS:**

5. **ZONING DOCKET 117/16** – Request by DNE PRODUCTIONS, LLC for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 1220, Lots 11 and 12, in the Third Municipal District, bounded by Port, North Rocheblave, and North Tonti Streets and Almonaster Avenue. The municipal address is 2334 PORT STREET. (PD 7) **(LM)**
6. **ZONING DOCKET 118/16** – Request by CITY COUNCIL MOTION M-16-458 for a Text Amendment to the Comprehensive Zoning Ordinance to amend all use tables to reflect “Dwelling, Established Multi-Family” and “Dwelling, Established Two-Family” as conditional uses in all zoning districts where they are currently permitted uses. **(NK)**
7. **ZONING DOCKET 119/16** – Request by MILTON J. GAUTREAUX AND MARIO C. MARTINEZ, ET AL. for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1A Neighborhood Business District, on Square 450, Lot 22, in the Second Municipal District, bounded by Bienville Avenue, North Rendon Street, Conti Street, and North Jefferson Davis Parkway. The municipal addresses are 3305-07 BIENVILLE STREET. (PD 4) **(SK)**
8. **ZONING DOCKET 120/16** – Request by ALVENDIA, KELLY & DEMAREST, LLC for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1 Neighborhood Business District, on three undesignated lots on Square 580, in the Second Municipal District, bounded by Canal, North Alexander, North Murat, and Iberville Streets. The municipal address is 4431 CANAL STREET. (PD 4) **(BP)**

9. **ZONING DOCKET 121/16** – Request by 7018 WASHINGTON, LLC for a Text Amendment to the Comprehensive Zoning Ordinance to create two classifications of “Motor Vehicle Dealership”. These classifications are proposed to be “Motor Vehicle Dealership, Small” and “Motor Vehicle Dealership, Large” and are to be defined in the Comprehensive Zoning Ordinance. The amendment would specify that “Motor Vehicle Dealership, Small” would be a conditional use in the HU-MU Neighborhood Mixed-Use District. It would further specify that “Motor Vehicle Dealership, Large” would be a permitted or conditional use, respectively, in all zoning districts where “Motor Vehicle Dealerships” are currently permitted or conditional uses, respectively. **(TJ)**
10. **ZONING DOCKET 122/16** – Request by DBI DEVELOPMENTS, LLC for a Conditional Use to permit a multi-family dwelling (four units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 245, Lot F or 6, in the Third Municipal District, bounded by Independence, Burgundy, Congress, and Dauphine Streets. The municipal address is 824 INDEPENDENCE STREET. (PD 7) **(NJ)**
11. **ZONING DOCKET 123/16** – Request by BAYOU TREME CENTER, LLC for an Amendment to Ordinance No. 19,862 MCS (Zoning Docket 102/00) to grant a Conditional Use to permit a commercial use (office) over 10,000 square feet in floor area in an HU-MU Neighborhood Mixed-Use District and an AC-1 Arts and Culture Diversity Overlay District, on Square 1354, Lot 4A, in the Third Municipal District, bounded by Columbus, North Broad, North Dorgenois, and Laharpe Streets. The municipal addresses are 2533-2535 COLUMBUS STREET. (PD 4) **(BD)**
12. **ZONING DOCKET 124/16** – CITY COUNCIL MOTION M-16-479 for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 654, Lots X-1 and F (now re-subdivided as Lot X-1-F), in the First Municipal District, bounded by Banks, South Salcedo, Baudin and South Lopez Streets. The municipal addresses are 416 SOUTH LOPEZ STREET AND 3100-3108 BANKS STREET. (PD 4) **(NK)**
13. **ZONING DOCKET 125/16** – Request by CITY COUNCIL MOTION M-16-489 for Text Amendments to the Comprehensive Zoning Ordinance to amend Article 20 “Use Standards,” Section 20.3.Z “Educational Facility (Primary, Secondary, and Vocational,” to amend the references to an “Institutional Master Plan” to substitute said requirements with a Campus Development Plan, and revise said requirements; to amend Article 25. “Nonconformities”, Section 25.3.G.4 “Expansion of Certain Public and Semi-Public Facilities”, to reflect current use classifications and include a reference to the Campus Development Plan; to amend Article 4 “Applications and Approvals”, to create Section 4.12, to be titled “Campus Development Plan” to create the approval process for Campus Development Plans; to amend Article 21. “On-Site Development Standards”,

Section 21.4.4 “Number of Principal Buildings on a Lot”, to allow for multiple institutional buildings on a single lot of record; and, to amend Article 26. “Definitions”, Section 26.6 “Building, Height” to include a provision for institutional uses. (SL)

14. **ZONING DOCKET 126/16** – Request by DEVALEPAY, INC for a Conditional Use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 384, Lot 452 or 1 and Lot D or 2, in the Third Municipal District, bounded by Saint Bernard Avenue and Henriette Delille, Annette, and Marais Streets. The municipal addresses are 1201-1221 SAINT BERNARD AVENUE. (PD 4) (TA)
15. **ZONING DOCKET 127/16** – Request by CITY COUNCIL MOTION NO. M-16-552 for a Conditional Use to permit a Batching Plant in a GPD General Planned Development District, on Parcel 5, Prairie Lands Section A S S, Lots 87, 88 and 89, in the Third Municipal District, bounded by Chef Menteur Highway and Recovery Way. The municipal addresses are 17288-17432 CHEF MENTEUR HIGHWAY. (PD 10) (SL)
16. **SUBDIVISION DOCKET 140/16** - Request by N. JOHNSON, LLC to re-subdivide Lot B into Lots B1 and B2, Square 257, Second Municipal District, bounded by N. Johnson, Gov. Nicholls, N. Prieur & Ursulines Streets. The municipal addresses are 1122, 1124 AND 1126 N. JOHNSON STREET. (PD 4) (TJ)
17. **SUBDIVISION DOCKET 143/16** - Request by BLUE CHIPS AND HOT TIPS, LLC AND SMITH CONSTRUCTION CO. to re-subdivide Lot 8 into Lots 8A and 8B, Square 176, in the Second Municipal District, bounded by Governor Nicholls, North Villere, North Robertson, and Ursulines Streets. The municipal addresses are 1500 GOVERNOR NICHOLLS STREET AND 1141 NORTH VILLERE STREET. (PD 4) (CB)
18. **SUBDIVISION DOCKET 147/16** - Request by C & C CLASSIC HOMES, INC. to re-subdivide Lots 17 and 18 into Lots 17A and 18A, Square 219, in the Second Municipal District, bounded by North Roman, Conti, and North Derbigny Streets and Bienville Avenue. The municipal addresses are 320-324 NORTH ROMAN STREET. (PD 4) (EH)
19. **DESIGN REVIEW 128/16** - Request by T & G PROPERTIES OF LOUISIANA II, LLC to permit the demolition of a one (1) one-story structure located in the Central Business District, as required by Section 26-2 of the Municipal Code of Ordinances, on Square 430, Lots 10 and 11, in the First Municipal District, bounded by South Claiborne Avenue, Perdido, Clara and Poydras Streets. The municipal address is 524 SOUTH CLAIBORNE AVENUE. (PD 1A) (BD)

20. **ALGIERS MULTI-FAMILY HOUSING ZONING STANDARDS STUDY** – Request by City Council Motion M-16-212 for the City Planning Commission to conduct a public hearing and study on zoning requirements and standards for multi-family housing in Planning Districts 12 and 13 to ensure quality, affordable and diverse housing options are aligned with the Master Plan. The study should consider whether changes should be made to the Bulk and Yard Regulations in the S-RM1 Suburban Multi-Family Residential District, whether there should be any additional regulations or standards made to the Comprehensive Zoning Ordinance, and whether the current regulations and standards need to be amended, or if any additional supplemental use standards or a new zoning category are necessary to further regulate said use. **(DA) (DEFERRED INDEFINITELY)**

**C. OTHER BUSINESS:**

21. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

**OTHER MATTERS:**

- A. Adoption of the minutes of the November 8, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk